



1 Location

33 Aberdare Gardens is a very late Victorian semi-detached, gable fronted, house located in the South Hampstead Conservation Area (formerly the Swiss Cottage Conservation Area).

Aberdare Gardens runs broadly speaking east-west from Fairhazel Gardens before looping back into Goldhurst Terrace; a gentle bend towards the middle of the road is reflected in tapering gardens to the rear of some of the properties.

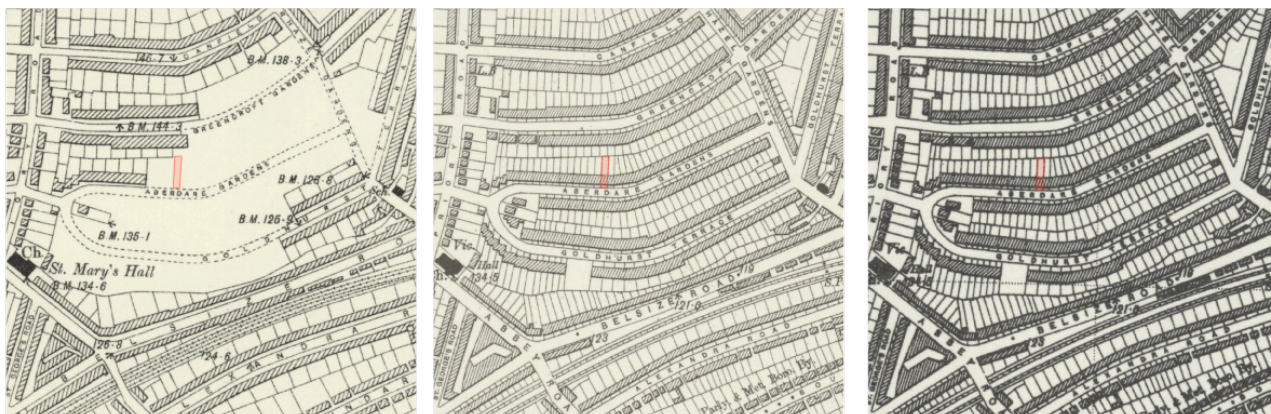
Number 33 is positioned slightly to the west of the bend and on the north side of the street. It is connected to number 35 on the east side and is adjacent to number 31 on the west. The rear garden abuts the rear gardens to numbers 85 Greencroft Gardens.

The site is 11m wide and about 55m deep and is fairly level varying from 43.50m above sea level at the rear of the garden to 42.70m at the kerb with the street.

The property is recorded as comprising two separate dwellings: Ground and 1st Floor flat, and 2nd floor flat.

This application pertains to both dwellings but maintains both, providing improved separation of access via the reopening of an older side entrance and the reconfiguration of internal stairs.

2 Site History.



OS Map extracts: 1894, 1920, 1942.

Aberdare Gardens was developed by the builder James Tomblin between 1893 and 1897 on former farmland in the demesne estate of Spencer Maryon Wilson. The 1894 Ordnance Survey illustrates that construction had proceeded as far as number 27 by the date of survey.

The houses in Aberdare Gardens were all constructed as middle class family homes. There is a high degree of homogeneity; all of the houses are built with red facing brick to the street elevation, a single story bay window and with the second storey expressed as a steeply sloped tiled roof with wide alternating bands of with straight edged and fish scale clay tiles.

Towards the curving central portion of the road the elevations are further modulated by a simplified Dutch gable elevation over the bay. Several of the houses including number 33 possess a semicircular arched pediment to the head of the gable.

Houses were intended for single family occupation with accommodation for service staff; side alleys accessed via a gate to the street provided secondary access at ground floor level.

At their rear, each pair of semidetached houses featured mirrored single storey rear extensions scaled to reduce shading.

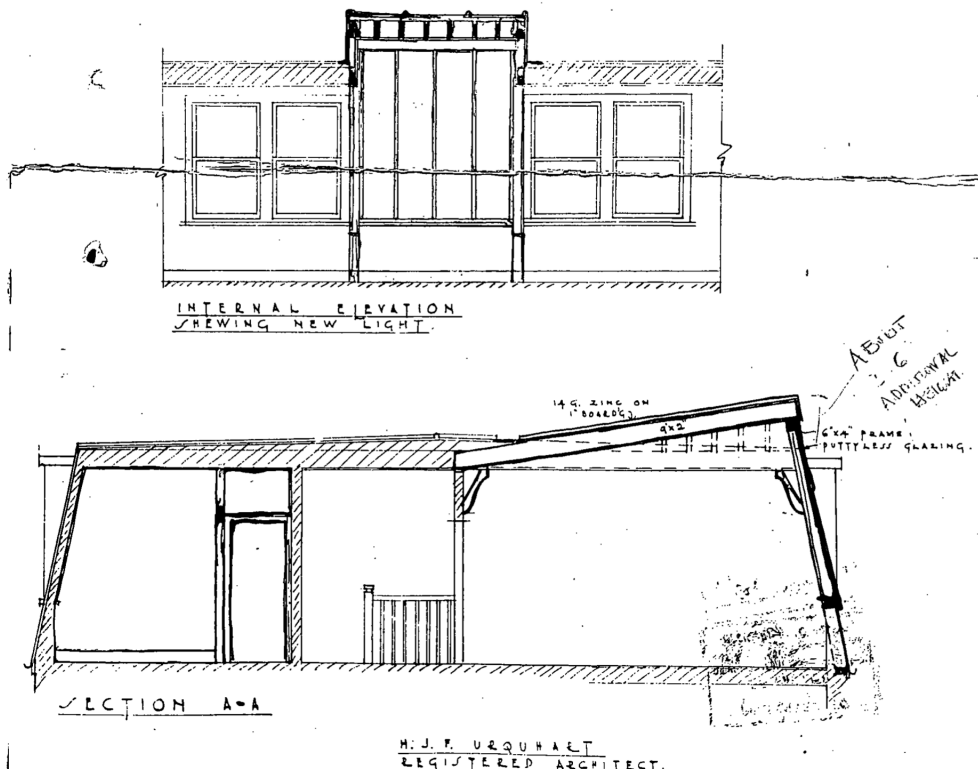
Trees planted near to the boundary of the rear gardens emphasised the garden landscape character of the the development area and are a significant feature of the conservation area today.

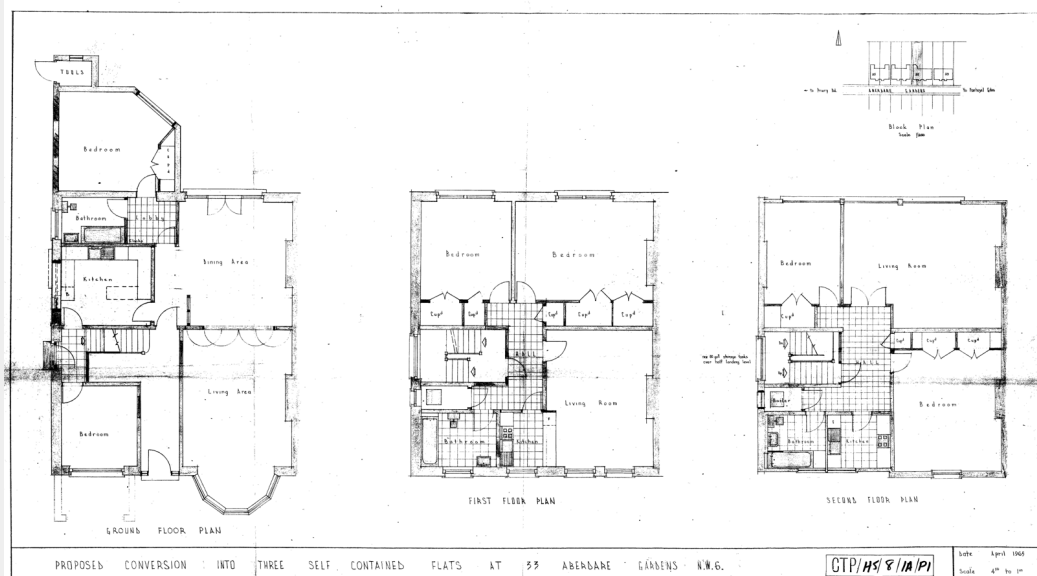
Over the course of the twentieth century the pattern of occupation of houses in Aberdare Gardens changed; the scale of these large houses made them ideal for subdivision and subletting . At number 33 the second floor rear rooms were substantially altered in 1938 to provide an artists studio with a tall, north-facing, window at the centre of the elevation. The applicant for this alteration was the painter Daniel Meyer Altson. A subsequent application following his death in 1965 sought the division of the house into 3 self-contained flats: a ground floor flat with access from the side passage and first and second floor flats accessed from the main staircase.

Later alterations involved changes to the arrangement of stairs within the property to provide separated stairs to an upper floor flat with a larger apartment on ground and first floors.

3 Planning History

The planning history of the property documents the alterations to the roof line and the separation of the property into three dwellings and the subsequent change back to two dwellings. A 2013 application to construct a large Victorian-style conservatory extension was refused consent.

TP21910/47581	Application permitted (1938)
	Alterations to insert a north facing studio window and remove wall between two rear rooms at second floor level.
	 <p>INTERNAL ELEVATION NEWING NEW LIGHT.</p> <p>SECTION A-A</p> <p>M. J. F. URQUHART REGISTERED ARCHITECT.</p> <p>14 G. ZINC ON BOARDS</p> <p>6\"</p>
CTP/H5/8/1/ SNH	Development permitted (1965)
	Conversion into 3 self-contained flats. This application appears to cover the construction of the rear extension at ground floor level and a small toolshed that is now the cupboard at the back of the room. It includes a side entrance



8700473

Refused (1987)

This application sought to extend at the rear to provide a self-contained dwelling unit at ground level and first floors including a roof terrace at first floor level. The application was refused as the terrace would "give rise to unreasonable overlooking of the neighbours" and because the proposed extension would "obstruct the light to adjoining properties to the detriment of their amenities". The online records do not include drawings.

8703142

Outline permission granted (1987)

This application sought alteration and extension at the rear to provide a conservatory and additional residential accommodation. The online records do not include drawings or supplementary information but the application would appear to be contemporaneous with the eventual modification of the internal layout and the change from 3 dwelling units to 2.

TC9706693

Applications to prune acacia tree in front garden in 1997 and 2001. No objection to either.

TCX0106341

PWX0302165

Refused (2013)

This application sought the demolition of the existing bedroom extension and the construction of an almost full-width victorian style glazed timber conservatory structure. The application was refused in the grounds that it would "dominate the rear elevation of the building and substantially alter its form and character, contrary to policies EN1, EN13, EN21 and EN31 of the Unitary Development Plan 2000, the Council's Supplementary Planning Guidance and the Council's advice on rear extensions contained in the Swiss Cottage Conservation Area Statement 1995. As such it fails to preserve or enhance the character and appearance of the Swiss Cottage Conservation Area. Unusually this application appears to completely misrepresent the size of the existing rear extension.

	<p>THIS IS NOT A WORKING DRAWING.</p> <p>PWX0302165</p> <p>GENERAL SPECIFICATION:</p> <ul style="list-style-type: none"> CONSERVATORY CONSTRUCTED PRIMARILY FROM IMPORTED CANADIAN WESTERN RED CEDARWOOD. DOUBLE GLAZED UNITS THROUGHOUT COMPRISING 2 x 4mm CLEAR TOLERANCED WITH 15mm AIRSPACE. PRIMED AND FACTORY PAINT FINISH - T.B.A. ALUMINUM 'INSET' GUTTER AND DRAINAGE PIPES, COLOUR COATED TO MATCH. ALL BUILDING WORKS, BASEMENT, FOUNDATIONS, ETC. BY OTHERS. ALL ASSOCIATED LEADWORK, FLASHINGS, ETC. BY SPECIALIST CONTRACTOR. <p>Approval of Planning Drawing and colour specification</p> <p>contract: _____</p> <p>colour: _____</p> <p>Signed: _____</p> <p>Date: ____/____/____</p>
<p>2004/3224/T</p> <p>2007/1556/T</p>	<p>Applications to prune (2004) and subsequently replace (2007) Robina tree in front garden. No objection to either.</p>

4 Brief

Following a change of ownership, works are proposed to refurbish the entire property, retaining it as two dwelling units.

Additional floor area is sought at ground level, partly to provide accessible guest accommodation for elderly family members that can also be used as a living/play room, and partly to increase the size of the living room, kitchen and dining space.

Refurbishment works to the interior of the house are aimed at improving the separation between the two dwelling units and providing them with independent external entrance.

At first floor level, changes to the internal layout seek the provision of evenly sized children's bedroom as well as a room that can act as guest room of study.

A garden studio room is sought at the back of the property.

Energy saving improvements to the thermal performance of the house are to be carried out.

Low quality and compromised trees in the rear garden are to be replaced with new specimens to be located where they have the opportunity to thrive.

5 Planning Policy

Both dwellings at 33 Aberdare Gardens are subject to Article 4 (1) directives issued in 2010.

Policy documents relevant to this application include:

- Camden Local Plan
 - Policy H3 Protecting existing homes
 - Policy H6 Housing choice and mix
 - Policy H7 Large and small homes
 - Policy A1 Managing the impact of development
 - Policy A3 Biodiversity: Trees and vegetation
 - Policy D1 Design
 - Policy D2 Heritage
 - Policy CC2 Adapting to climate change
- Camden Planning Guidance : Altering and extending your home, March 2019
- Camden Planning Guidance : Housing, May 2016 (amended March 2019)
- Camden Planning Guidance : Amenity, March 2018
- Camden Planning Guidance : Trees, March 2019
- Camden Planning Guidance : Design, March 2019
- Swiss Cottage Conservation Area Design Guide, 2010
- South Hampstead Conservation Area Character Appraisal and Management Strategy, 2011

6 Evaluation

Whilst the property was subject to major works at the end of the 1980s these have not aged well and the existing arrangement is ill-suited to use as a family home. Plumbed and electrical services are in need of replacement.

Existing windows and roof lights are single glazed and have poor thermal characteristics. A number of timber sash windows have been replaced by timber and steel casement windows.

The property has a very poor energy performance rating: the main fabric of the house appears to have little insulation, particularly at roof level leading to excessive heat loss in the winter and overheating in the summer months.

There is negligible acoustic separation between the two apartments which share a single external entrance from the street.

The existing stair arrangement inside the house removes substantial part of the ground and first floor accommodation to provide access to the second floor.

7 Proposals

A Rearrangement of stairs and separation of entrances.



Alterations are proposed to the west-facing flank elevation to reinstate the side doorway that was present in the 1965 planning application creating a separate entrance for the 2nd floor flat.

Internally, the present arrangement of stairs is to be replaced with a single stairwell providing a self-contained staircase to the 2nd floor which rises over a similar ramp of stairs to the first floor. This allows the reinstatement of an entrance room at ground floor level and the provision of two similarly sized street-facing bedrooms at first floor level.

A bricked-up window in the flank wall is also to be reinstated with a brick arch to its head. This will provide light to the an existing rear ground floor room which is to be used as a guest room and occasional overspill living room.

B Extension at ground level



Extensions to the rear of odd numbers 25-31 Aberdare Gardens and to the rear of numbers 35-41 follow a recognisable line of maximum depth within which a new half-width extension is to be located.

A conservatory infill extension is proposed to the side of this, in line with the variety of highly and partly-glazed half width conservatory infills are already present at the rear of numbers 31, 27, 25 and 23 Aberdare Gardens.

The half-width extension contains a new kitchen, utility room and a shower room for the guest bedroom. The conservatory provides a dining area opening directly off the kitchen. Both the kitchen and the conservatory have sliding doors to the rear garden

C First floor balcony.



A balcony is proposed at first floor level. This is located over the half-width extension and is limited to a depth of 2.4m. It is positioned to avoid any loss of privacy to the rear rooms or gardens of the adjacent properties. The balcony is substantially smaller than the balcony at number 41 Aberdare Gardens.

D Garden Studio

A single storey garden studio building is proposed for the rear of the garden. The studio is 7.4m wide and 3.2m deep. It has a maximum height of 2.6m above finished ground level and is to be constructed as a light-weight timber frame with helical screw foundations to reduce impact on the root protection area of mature trees in the vicinity.

E Tree Removal and Replacement.

Three of the trees in the rear garden are in poor condition, largely as a consequence of shading from the well established trees in neighbouring gardens. A tree survey has been carried out and it is proposed that these three trees be removed and replaced with fruiting trees planted further south in the garden where they will have better access to light.



Overall the design approach to the refurbishments at 33 Aberdare Gardens seeks to preserve original features, reinstate lost details that enhance the character of the conservation area, and provide high quality new elements to extend and improve the living spaces of the house.

Inappropriate casement windows on the first and second floors of the front elevation are to be replaced with timber sashes detailed to match the original windows. Similarly, leading is to be reinstated to the tripartite window of the ground floor entrance room.

The front area is to be re-landscaped to increase the amount of planting beds and to provide screened bin storage and a cycle store.

A car charging point is to be provided on the flank wall of the house adjacent to the side gate.

Existing box hedging to the side of the drive is to be pruned; new box hedging is to be planted to replace the collapsing timber fence along the front boundary.

Internal alterations to the house centre around the replacement of the existing arrangement of staircases with a double helix stair and the reinstatement at first floor level of a central spine wall which had been removed during the 1980s alterations to the property.

At the rear, new timber sash frames are proposed to the studio window with paired french doors to access the balcony.

The new half-width extension and the side of the infill conservatory extension are proposed in green glazed bricks. Looping laminated oak beams support the conservatory roof and a roof light over the kitchen.



The garden studio structure is to be covered in vertical strips of western red cedar timber. All of the new structures are designed with curved-off corners emphasising their subsidiarity to the main house and softening their appearance in the garden.

A wildflower mix sedum roof is proposed for all areas of flat roofing including the cycle shed and bin store, the half-width extension and the garden studio.

9 Amount



The proposed alterations involve the demolition of 22m² of accommodation at ground level and the construction of a half-width extension of 43m² with a further 23m² of conservatory.

The proposed garden studio building has a footprint of 24m² and a height of 2.6m.

The 1st floor terrace is 4.2m wide and projects 2.4m from the rear elevation of the house. It is set 200mm below first floor level and at a height of approximately 3.2m above the paving in the side alley.

10 Existing photographs



